

October 15, 2021

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed *Sayler Park Plan* as the area's guiding comprehensive plan document in Sayler Park.

BACKGROUND AND PLANNING PROCESS:

The Sayler Park Village Council and their consultant the Community Learning Center Institute (CLCI) approached the City in 2017 to create the very first comprehensive plan for the Sayler Park neighborhood. The process started in May 2017, engaging over 168 residents, business owners, local leaders and city-wide stakeholders, and students and staff at the Sayler Park School. Numerous meetings were held over a three-year period. The Sayler Park Village Council approved the draft *Sayler Park Plan* (the "Plan") in October 2019. The Plan was put on hold due to the COVID-19 pandemic and is now ready for the formal City review and approval process.

Staff from the Department of City Planning and Engagement, Department of Community and Economic Development (DCED), Department of Transportation and Engineering (DOTE), Department of Health, Department of Buildings and Inspections (including the Historic Conservation Office) (B&I), Police Department, Cincinnati Parks, Cincinnati Recreation Commission, and numerous property owners and renters were all involved in creating the *Sayler Park Plan*.

A large group of property owners and residents participated in various smaller subcommittees representing various Plan Initiatives. There were a series of engagement workshops focused on asset-based planning while formulating their vision for the future of the neighborhood.

Using inquiry-based mapping, Sayler Park's vision was further developed by identifying assets, places frequently visited, places avoided, and where there is opportunity for further development. From there, the community prioritized initiatives, goals, and implementation teams were set up to put the Plan into action. Sayler Park used *Plan Cincinnati* as a guide to help them develop their own initiative areas. The following is a list of the 8 key Initiative Areas of the Plan:

- Sayler Park Connects: Traffic & Pedestrian safety
- Sayler Park Conserves: Green & Public spaces
- Sayler Park Grows: Business & Economic development
- Sayler Park Learns: Education & Youth
- Sayler Park Preserves: Historic Preservation
- Sayler Park Promotes: Communications & Marketing
- Sayler Park Provides: Housing & Aging in Place
- Sayler Park Secures: Safety & Nuisance Abatement

PLAN OVERVIEW:

Current Conditions:

While Sayler Park's population declined by 468 people from 2000 to 2010, totaling 2,765 people, it has since stabilized and increased according to the 2019 American Community Survey. In 2010, 36% of Sayler Park's population was over the age of 50. Due to recent developments and neighborhood promotion, younger families are starting to move into the neighborhood. More detailed information can be found on page 6 in the Plan document.

Current Zoning and Future Land Use:

There are multiple zoning districts within the neighborhood, including several single-family districts from SF-4 to SF-20, one Residential Multi-family district (RM-2.0), two Commercial districts (CC-M and CC-A), two Riverfront districts (RF-R and RF-C) and a Parks and Recreation Zoning District. See pages 7-8 for existing zoning and definitions in the Plan document.

Land Use

Like many older neighborhoods in the City, the existing land use is relatively similar to existing zoning throughout Saylor Park. More detailed information can be found on page 7 in the Plan document.

Historic Districts

There are no historic districts in Saylor Park. More detailed information can be found on pages 18-19 in the Plan document.

Hillside District

There are some hillside overlay districts in the northeast portion of Saylor Park on land that is not developable.

Transportation

There are both major arterial and minor arterial roads, collector roads, and local streets within the Plan area. More detailed information can be found on pages 12-14 in the Plan document.

City-owned Properties

There are a few small parks and a golf course within the Plan area. More detailed information can be found on page 14 in the Plan document.

INITIATIVE AREAS AND GOALS OF THE PLAN:

Saylor Park Connects – Traffic and Pedestrian Safety

Goal 1: Design and Implement a Safe and Integrated Pedestrian and Bicycle Network.

Goal 2: Provide More Efficient and Connective Transit Options.

Goal 3: Decrease the Amounts of Weeds, Litter, and Blight on Streets and Sidewalks in the Neighborhood.

Saylor Park Conserves – Green and Public Spaces

Goal 1: Sustain and Expand Saylor Park’s Current, Local Green Initiatives.

Goal 2: Conserve and Enhance Saylor Park’s Green and Public Spaces.

Goal 3: Educate Saylor Park Residents in Green Living Practices.

Saylor Park Grows – Business and Economic Development

Goal 1: Target and Attract Small and Destination Businesses to Located in Saylor Park.

Goal 2: Support and Retain Existing Businesses in the Community.

Goal 3: Encourage More Business Owner Engagement and Participation.

Saylor Park Learns – Education and Youth

Goal 1: Saylor Park Community Learning Center will be an Outstanding School that Attracts Young Families to the Neighborhood and Serves as a Hub Connecting the School and the Community.

Goal 2: Develop Robust Adult Continuing Education and Enrichment Programming Lead by Local Community Experts.

Saylor Park Preserves – Historic Preservation

Goal 1: Preserve the Historic Fabric of the Neighborhood.

Goal 2: Preserve the Historic of the Neighborhood.

Saylor Park Promotes – Communications and Marketing

Goal 1: Saylor Park Attracts and Retains Families through Increased Marketing and Visibility.

Goal 1: Saylor Park Residents are Informed and Engaged in Local Issues.

Saylor Park Provides – Housing and Aging in Place

Goal 1: Saylor Park is Accessible.

Goal 2: Saylor Park Promotes Aging-Friendly Residential Projects

Goal 3: Saylor Park Expands Health Care and Emergency Related Services.

Saylor Park Secures – Safety and Nuisance Abatement

Goal 1: Ensure That Property and Personal Safety are a Top Priority

Goal 2: Foster an Environment Where Community Voices Can Be Heard and Participation in Neighborhood Safety, Property Maintenance and Cleanup is Encouraged.

THE FUTURE OF SAYLER PARK:

Saylor Park's goal is to retain its sense of place through the continuation of single-family residential and low-density commercial development that promotes walkability, pedestrian safety, recreation, and growth of local businesses. More detailed information can be found on pages 7-8 in the Plan document.

PLAN IMPLEMENTATION AND PRIORITIZATION:

Each of the Initiative Areas are outlined in spreadsheets (pages 39-46) putting the strategies in order of priority with potential partners and a timeline including Short-Term (1-3 years), Mid-Term (3-5 years) and Long-Term (5-10 years).

Examples of Short-Term priorities include: training for residents to enhance green and public spaces; hosting community educational, cultural, civic and other events to enrich the quality of life; enhancing social media communications; working with Mercy Health to ensure Saylor Park seniors are utilizing health care services; and create online communication tools in coordination with Saylor Park Village Council.

Examples of Mid-Term priorities include: creating and implementing a beautification plan along Route 50; preserve the Muddy Creek Corridor; review the pros and cons of establishing a Saylor Park Business District Association; extend the Saylor Park Community Learning Center to connect to a quality high school program; and encourage residents to get involved in block watch and citizens on patrol.

Examples of Long-Term priorities include: explore opportunities to locate a park and ride within Saylor Park; convert select apartments to senior living; and develop and implement a sustainable infrastructure plan with the Metropolitan Sewer District. More detailed information about all priorities can be found on pages 39-46 in the Plan document.

ADMINISTRATIVE AND NEIGHBORHOOD REVIEW:

The draft *Saylor Park Plan* has been posted on the Department of City Planning and Engagement's website since 2019. The draft *Saylor Park Plan* was presented to the Saylor Park Village Council on October 7, 2019, where they voted to support the Plan. Work on all neighborhood plans was temporarily put on hold during the COVID-19 pandemic in 2020.

The draft *Saylor Park Plan* was sent to all City Departments for review and feedback. An internal City staff meeting was held on February 13, 2020. Attendees included representatives from the Department of Community and Economic Development (DCED) and the Department of Transportation and Engineering (DOTE). There were no major concerns identified at the meeting and all in attendance supported the goals and strategies proposed.

CONSISTENCY WITH PLAN CINCINNATI:

The *Saylor Park Plan* is consistent with all five Initiative Areas of *Plan Cincinnati* (2012), specifically in the following areas:

Compete Initiative Area: Goal to “foster a climate conducive to growth, investment, stability, and opportunity” (page 103).

Connect Initiative Area: “Develop an efficient multi-modal transportation system that supports neighborhood vitality” (page 129).

Live Initiative Area: Goals to “build a robust public life” (page 149) and “create a more livable community” (page 156).

Sustain Initiative Area: Goals to “become a healthier Cincinnati” (page 181) and to “preserve our natural and built environment” (page 193).

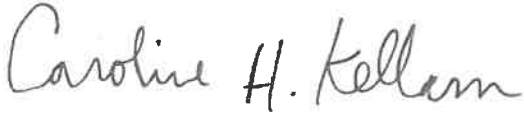
Collaborate Initiative Area: Goal to “Work in synergy with the Cincinnati community” (page 209).

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

APPROVE the *Sayler Park Plan* as the area’s guiding comprehensive plan document in Sayler Park.

Respectfully submitted:



Caroline Hardy Kellam, Senior City Planner
Department of City Planning and Engagement

Approved:



Katherine Keough-Jurs, AICP, Director
Department of City Planning and Engagement

Saylor Park Village Council
P.O. Box 33178
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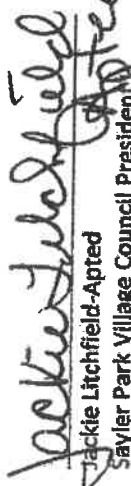
October 7, 2019

Saylor Park is a place where people find reasons to come together. Holiday celebrations with friends old and new, events supporting our schools, festivals in our parks, worship and celebration in our churches – these gatherings are the things that make our neighborhood a true community. So it seems fitting that we've come together once again to recognize and celebrate Saylor Park for all that is, and to plan for our future together.

The plans outlined in this booklet represent hours of hard work on the part of many dedicated community members. All who participated have offered their knowledge, passion, time, and talents to planning a future for Saylor Park that is worth looking forward to. This planning process has informed committed teams who are continuing the work of caring for and enhancing our beloved neighborhood.

The process of creating this plan has been a unique experience for our neighbors, but the continued teamwork that will see it through is a long-standing tradition in Saylor Park. Together, we'll create change that honors Saylor Park's history and improves life for those who choose to call this great place home. Thank you for joining us on this journey.


Sincerely,

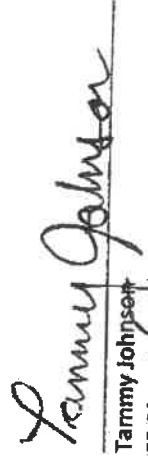

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Mike Johnson
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Tammy Johnson
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Ellen Gerard, Chair
SP Plan Steering Committee Chair


Sharon Sellet
SP Plan Steering Committee Member



DBS

AWB

RESOLUTION NO. _____ - 2021

APPROVING the *Sayler Park Plan* as the planning guide for the Sayler Park neighborhood.

WHEREAS, in 2017, the Sayler Park Village Council requested that the City of Cincinnati work with it, neighborhood residents, business owners, and other stakeholders to create the first comprehensive plan for the Sayler Park neighborhood; and

WHEREAS, over a three-year period, staff from the Department of City Planning and Engagement, members of the Sayler Park Village Council, and local stakeholders held a series of public meetings designed to identify neighborhood assets, redevelopment goals, challenges, and strategies to achieve the desired neighborhood quality of life and to supplement and further direct implementation of *Plan Cincinnati* (2012); and

WHEREAS, these efforts led to the creation of the *Sayler Park Plan* to serve as the guiding instrument for the development of the Sayler Park neighborhood; and

WHEREAS, the Sayler Park Village Council and community stakeholders desire for the *Sayler Park Plan* to be officially approved by the Council so that it may serve as the City of Cincinnati's official planning guide for the Sayler Park neighborhood; and

WHEREAS, the plan is consistent with the Strategies for all five Initiative Areas of *Plan Cincinnati* (2012), particularly the Compete Initiative Area goal to "[f]oster a climate conducive to growth, investment, stability, and opportunity" (page 102); the Connect Initiative Area goal to "[d]evelop an efficient multi-modal transportation system that supports neighborhood vitality" (page 129); the Live Initiative Area goal to "[d]evelop and maintain inviting and engaging public spaces to encourage social interaction between different types of people" (page 150); the Sustain Initiative Area goal to "[p]reserve our natural and built environment" (page 193); and the Collaborate Initiative Area goal to "[w]ork in synergy with the Cincinnati community" (page 210); and

WHEREAS, at its meeting on October 15, 2021, the City Planning Commission reviewed the *Sayler Park Plan* and recommended it for approval; and

WHEREAS, a committee of Council considered and approved the *Sayler Park Plan*, finding it in the interest of the public's health, safety, morals, and general welfare; and

WHEREAS, Council considers the *Sayler Park Plan* to be in the best interests of the City and the public's health, safety, morals, and general welfare; now, therefore,

BE IT RESOLVED by the Council of the City of Cincinnati, State of Ohio:

Section 1. That the *Sayler Park Plan* is in furtherance of the goals, strategies, and visions of the City of Cincinnati and its comprehensive plan, *Plan Cincinnati (2012)*.

Section 2. That the *Sayler Park Plan*, attached hereto as Exhibit "A" and incorporated by reference herein, is hereby approved.

Section 3. That this resolution be spread upon the minutes of Council and that a copy be sent to the Sayler Park Village Council at P.O. Box 33178, Cincinnati, OH 45233.

Passed: _____, 2021

John Cranley, Mayor

Attest: _____
Clerk